

# **Eastgate/I-90**

Land Use & Transportation Project

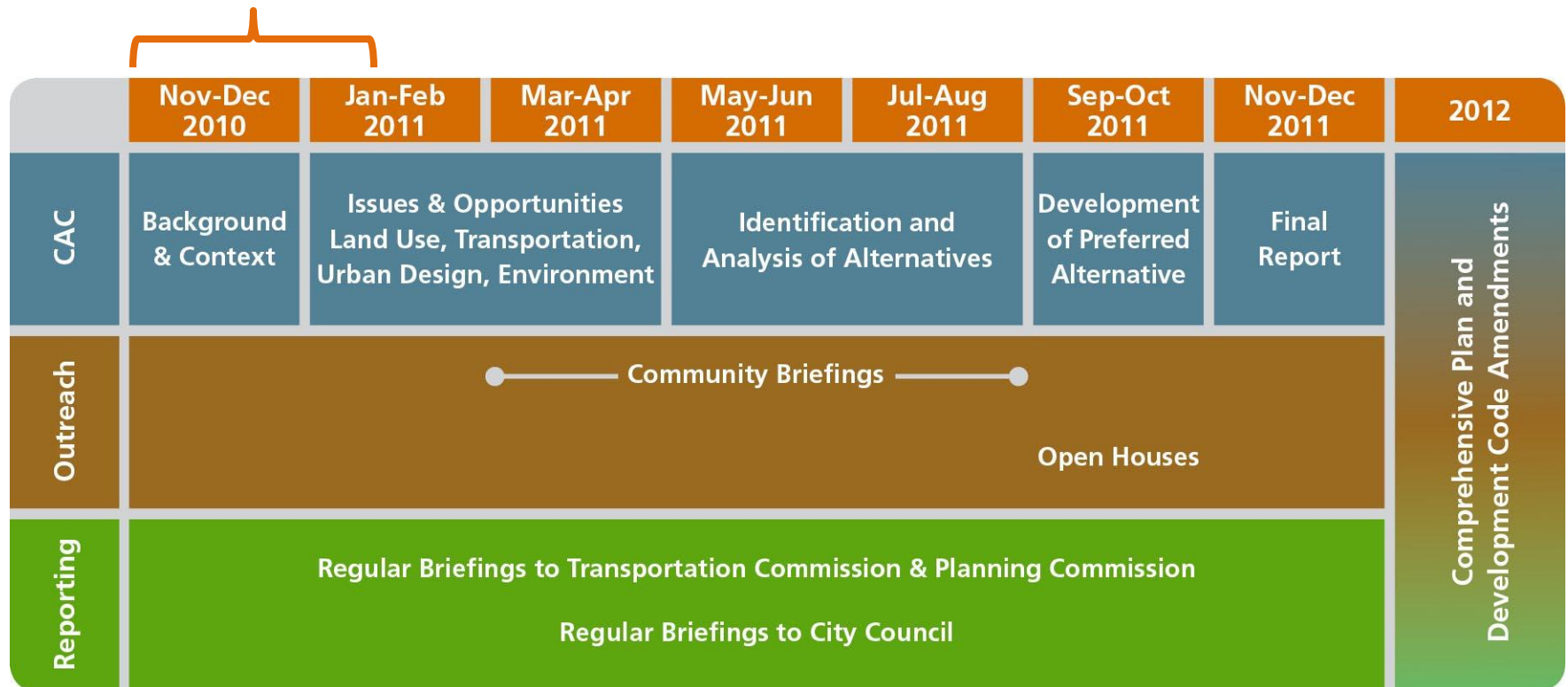
## ***Citizen Advisory Committee Meeting***

***January 6, 2011***

***Nov 2010: Introductions, mission, process, project overview***

***Dec 2010: Project context***

***→ Jan 2011: Project context (Jan 6) & Orientation tour (Jan 15)***





## ***Project Context Presentation – Part 2***





**Existing Conditions Inventory**



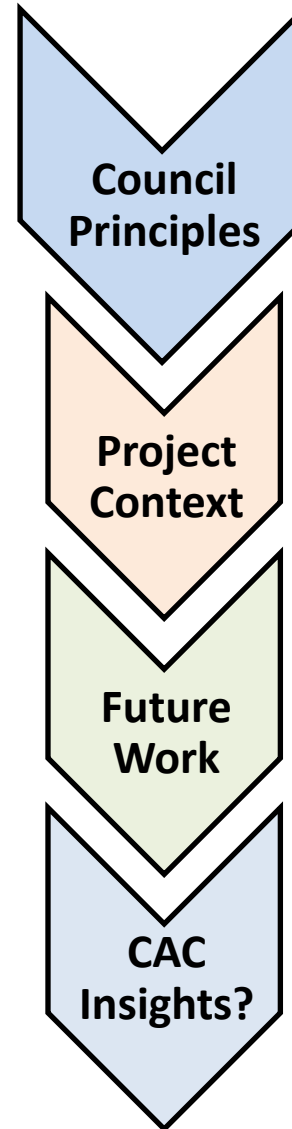
**Preliminary Transportation Analysis**



**Development Opportunities**



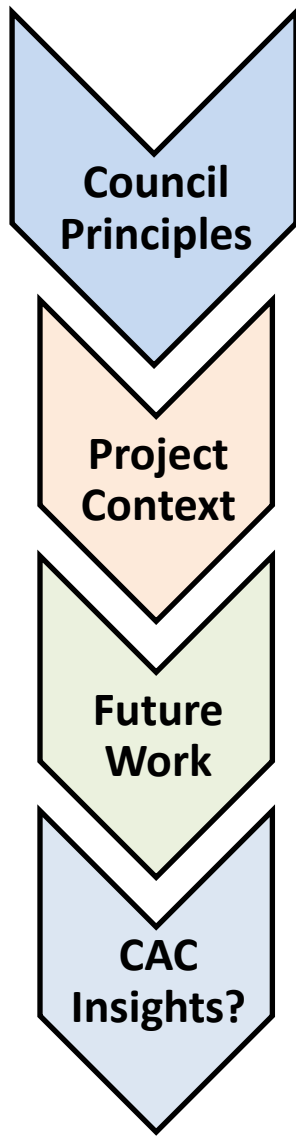
**Outreach Summary Reports**



**Eastgate/I-90**  
Land Use & Transportation Project

**Presentation Structure**

1. Project timeframe, expected outcomes & CAC products
2. R & D development characteristics, potential relationship to Richards Valley and Bellevue College
3. Retail potential
4. TOD lessons learned from other areas
5. Residential feasibility
6. Mountains-to-Sound Greenway trail alignment
7. Readable copies of slides



- 1) Economic Development & Neighborhood Services
- 2) Multi-Modal System & Street Connectivity
- 3) Urban Design
- 4) Smart Growth & Sustainability (Bellevue)**
- 5) State Facilities (WSDOT)**
- 6) Mountains to Sound Greenway Trail (MTSG Trust)**
- 7) Bellevue College (College Staff)



***“Model environmental sustainability in planning for Eastgate’s future, so that future plans for the area produce measurable environmental benefits.”***

**For Future CAC Consideration:**

- What land use and transportation strategies should be pursued to produce measurable greenhouse gas (GHG) emission reductions in the project area?
- What are the opportunities to improve existing environmental conditions?
- What changes will make the Eastgate area develop a more environmentally sustainable future?



“Would like to see additional tree planting in the corridor.”

“There are also environmental constraints (in Richards Valley), but the streams could be an asset”.

“I am surprised how many people ride their bike from Seattle to Factoria.”

“People don’t want to get into a car for every purchase or activity.”



“It is always important to keep the environment healthy...have green spaces and reduce runoff problems.”

“Protect Phantom Lake.”

“Keep the area green. Seems like trees get cut down at an alarming rate.”

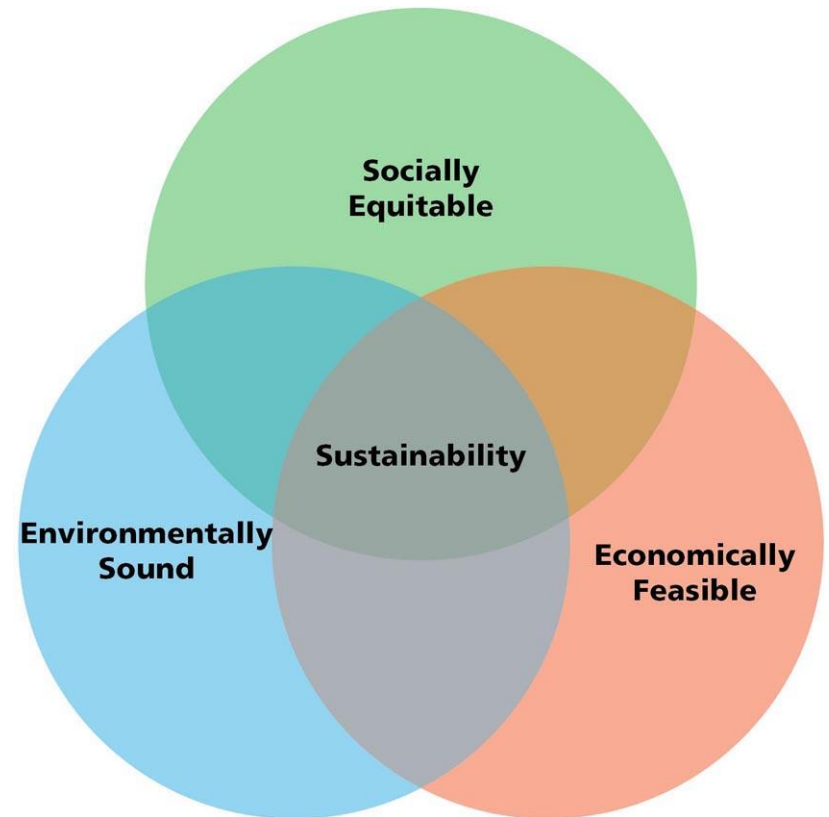
“Environmental restoration would be good.”

“Please plant trees.”



**“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”**

*Brundtland Report,  
Our Common Future (1987)*



Source: Sustainable Sites Initiative

***“Promote a sustainable urban environment by weighing environmental concerns in all decision-making processes.”***

*– City of Bellevue Comprehensive Plan*

***Goal to reduce GHG emissions by 7% below 1990 levels by 2012.***

*- Mayors’ Climate Protection Agreement (Res. 7517), 2007*

### **Bellevue’s ESI Strategies:**

- Reduce municipal & community emissions by Mayors’ target
- Support infrastructure for non-single-occupancy-vehicle mobility options
- No net tree canopy loss
- Control storm water naturally

#### City of Bellevue Environmental Stewardship 2009-2012 Strategic Plan

November 2008



Environmental  
Stewardship  
Initiative

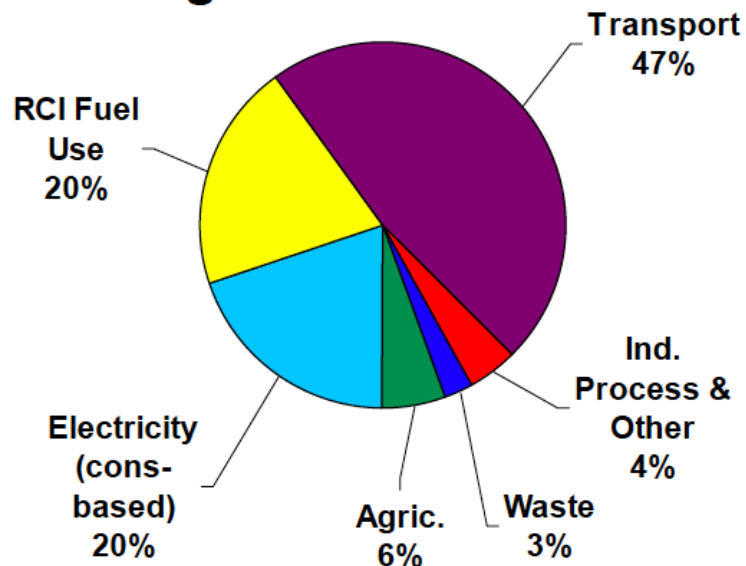


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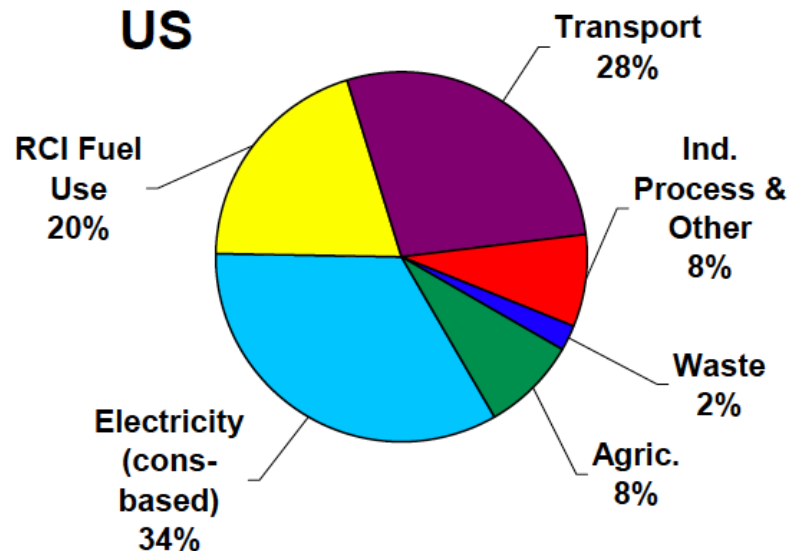
# Environmental Stewardship

***Transportation, electricity use, and residential/ commercial/ industrial (RCI) fossil fuel combustion are the State's principal GHG emissions sources.***

## Washington



## US



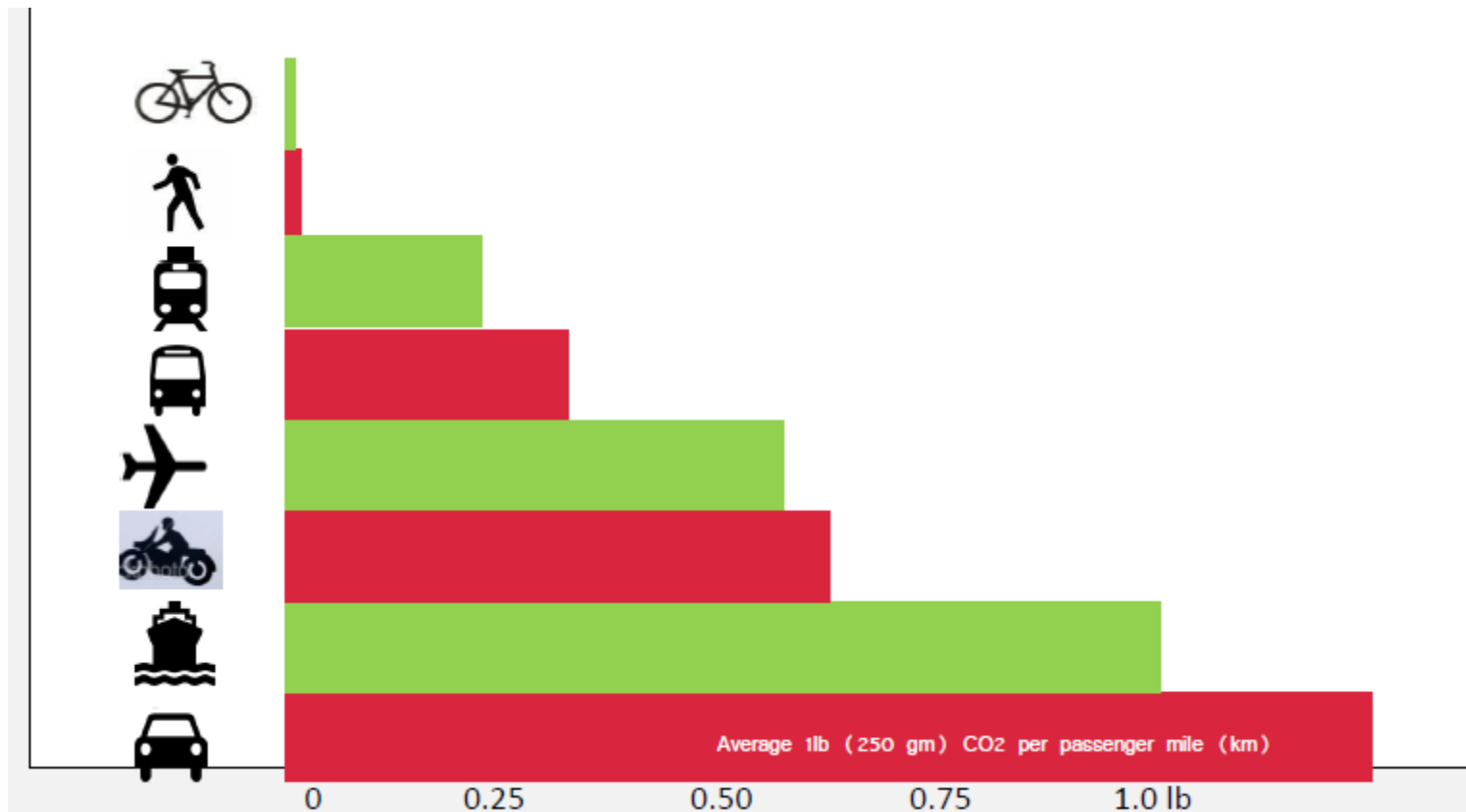
A comparison of Washington and U.S. emissions shows that in Washington a much larger fraction of the GHG emissions are due to transportation activities. The large amount of hydro-electric generation in the State leads to lower contribution of the electric sector to total emissions, compared with the national average.





## **State Greenhouse Gas Emission Limits**

- **By 2020: Reduce to 1990 emissions level**
- **By 2035: 25% below 1990 emissions level**
- **By 2050: 50% below 1990 emissions level**



Source: Timothy Papandreou

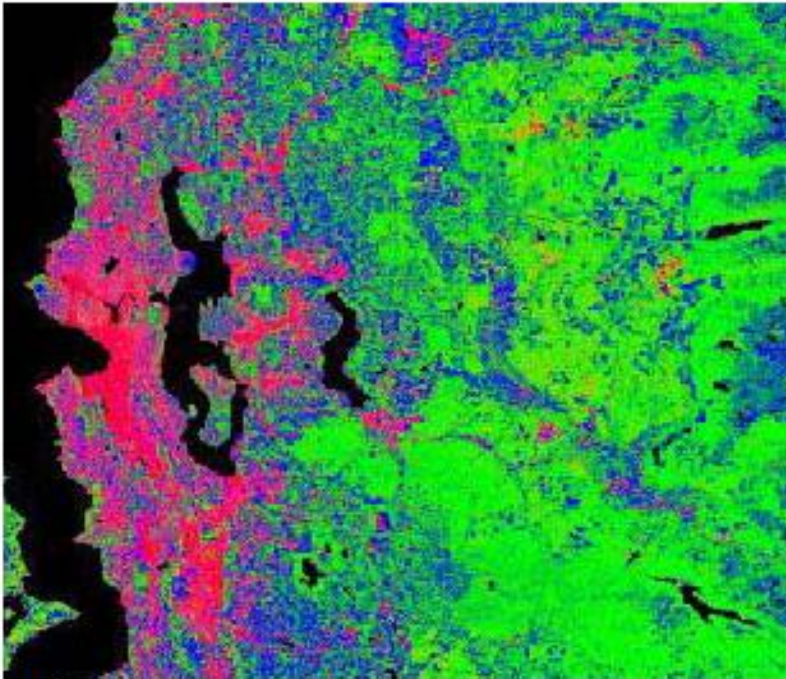
- Walking, Bicycling, & Transit are the most sustainable forms of transportation
- Limitations – Most effective with compact, mixed-use, transit-oriented land-use





Urban areas have lots of impervious surface, much of which is pavement.

King County, WA



pink/red = impervious surface

Picture from Marzluff, College of Forest Resources, UW

$\frac{1}{3}$  of all polluted waters in Washington State are polluted by storm-water runoff.

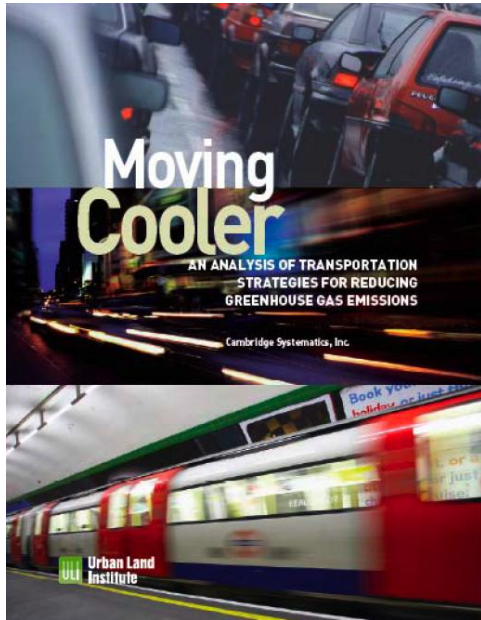
- Washington State Department of Ecology



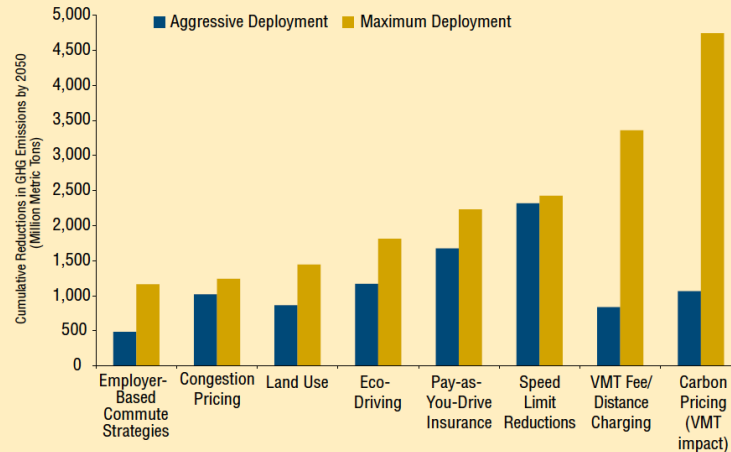
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**Storm-Water Runoff**

# *Evaluate opportunities to reduce VMT and GHG emissions through land use strategies.*



## *Moving Cooler. Land Use Is among the Top Strategies to Reduce Greenhouse Gas Emissions*



Source: *Moving Cooler*.

Note: Does not include carbon pricing (fuel economy impact).

VMT and GHG reductions possible by 2050:

- 6 to 9% from more compact land use
- 24% from more compact land use plus increased transit, etc
- 47% if coupled with “strong economy-wide pricing measures”



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**Future Work**

# *Evaluate opportunities to reduce VMT and GHG emissions through transportation strategies.*

## Vehicle/System Operations to Reduce GHG

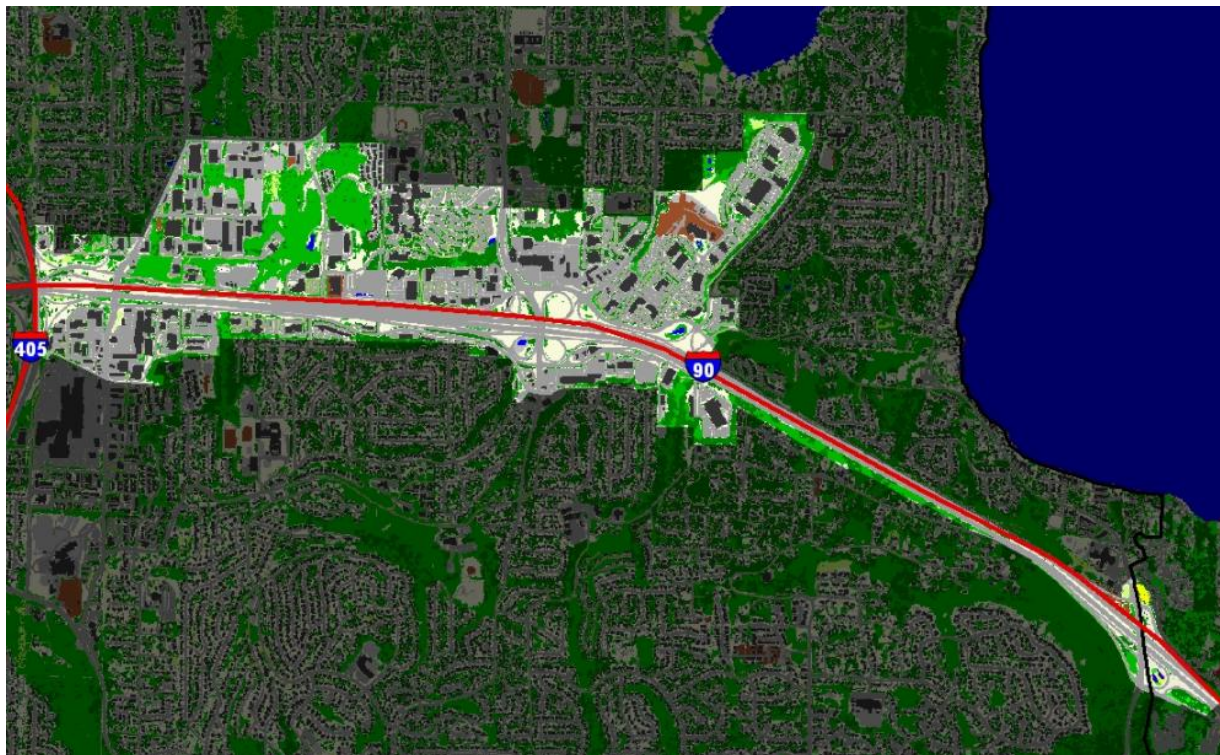
REAL SOLUTIONS FOR CLIMATE CHANGE

### Potential for 10-20% LDV GHG reduction by:

- Managing speed (35-55 MPH is optimal)
- Speed limits/enforcement (could reduce fuel use 2-4%)
- Eliminating bottlenecks
- “Active” traffic management to smooth traffic flow
- Improving signal timing (could reduce 1.315 MMT CO<sub>2</sub>/yr)
- Roundabouts (multiple benefits)
- Reducing car and truck idling
- Work zone management to smooth flow
- Encouraging eco-driving



***Evaluate the cost effectiveness of tree plantings in highway ROW for carbon sequestration and storm-water management savings.***



Tree canopy in the project area is 25.8% of the total acreage and represents an air pollution removal value of \$56K/year and \$279K/year in storm-water management savings.



***“Better integrate land use and transportation across Eastgate, which may include consideration of transit-oriented development in portions of the area. Changes in land use should be informed by transportation opportunities and impacts. For example, the large Eastgate park and ride facility may create an opportunity for a transit overlay district, with well integrated land use and transportation performance.”***

**For Future CAC Consideration:**

- **Given the land use/transportation constraints in the corridor, what is the smartest way for this area to grow in the future? How should land use planning best accommodate these development opportunities?**
- **Are there good opportunities for Transit Oriented Development (TOD) in the Eastgate area; and what might TOD look like in the corridor?**





“Transit-oriented development is happening much faster than we might have thought just a few years ago.”

“Focus Eastgate redevelopment around the Eastgate Park and Ride as it has good transit service.”

“Consider another park-and-ride on the south side of I-90”.

“...everyone wants to be where their work is reasonably close and transportation access is high.”

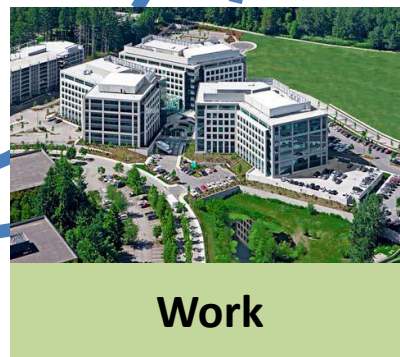
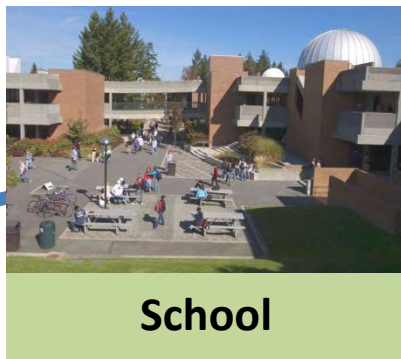


“How is it that these companies can build like crazy and it is the City that gets stuck with the bill to fix the traffic that they create?”

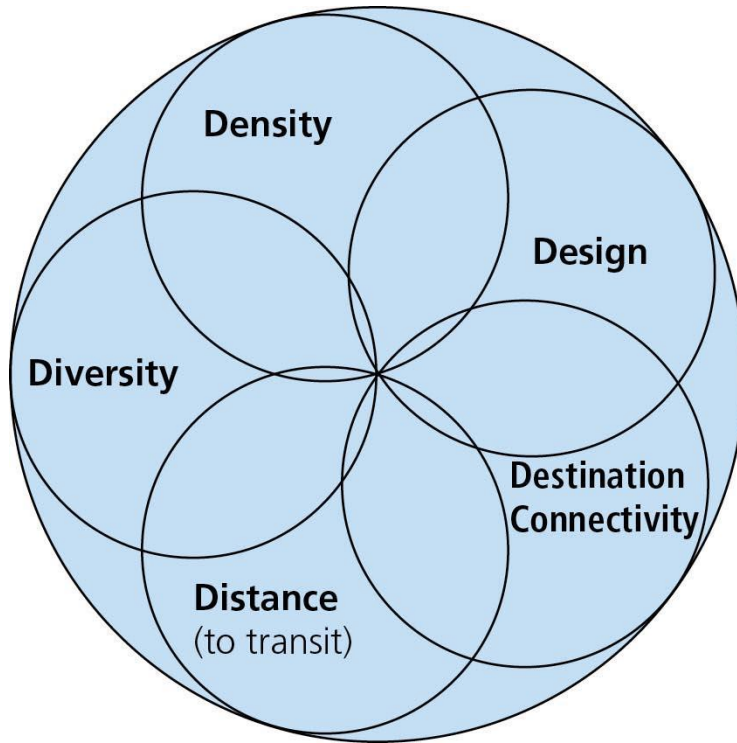
“The office parks on 160<sup>th</sup> Ave need alternate routes.”

“The transit options are really bad if you live and work on the Eastside anywhere other than Microsoft.”

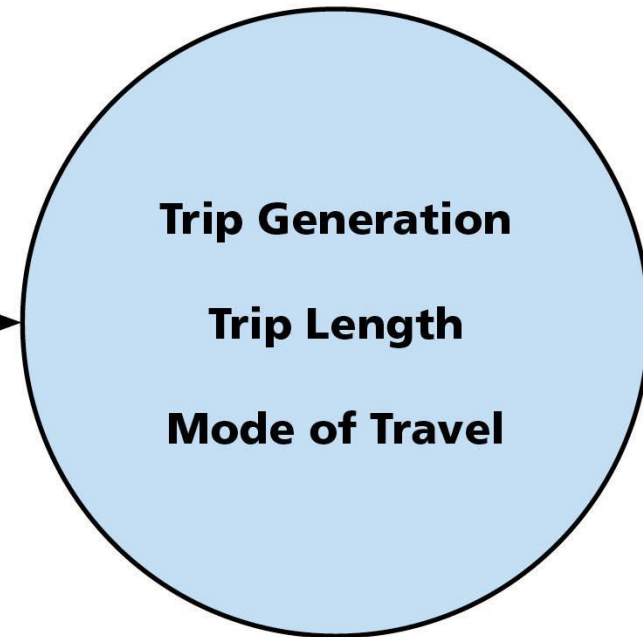
“More employment and residential uses created within a short walk from the (Eastgate Park and Ride).”



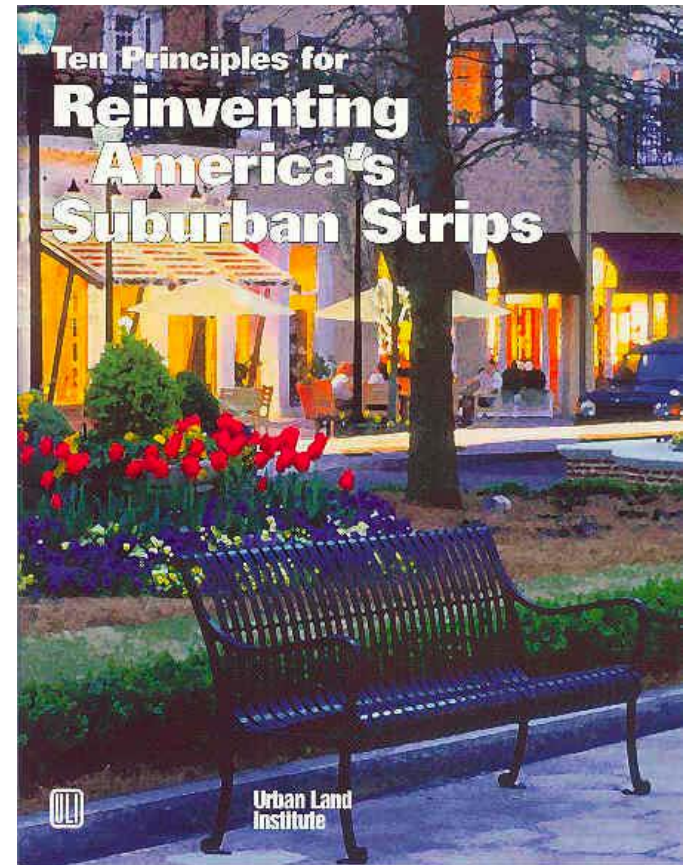
## ***Built Environment***



## ***Travel Demand***



1. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
2. Strengthen and Direct Development Towards Existing Communities
3. Take Advantage of Compact Building Design
4. Mix Land Uses
5. Create Range of Housing Opportunities and Choices
6. Provide a Variety of Transportation Choices
7. Create Walkable Neighborhoods
8. Foster Distinctive, Attractive Communities with a Strong Sense of Place
9. Encourage Community and Stakeholder Collaboration
10. Make Development Decisions Predictable, Fair and Cost Effective





## **Supportive of Development**

1. “Allow further commercial development in the Eastgate area in order to bring employment opportunities and in turn the development of a more dynamic retail area ”
2. “Increase building heights and create a more urban friendly environment.”
3. “This area needs nice big businesses along 36th for higher density business that will provide more jobs ”

## **Concerned About Development Impacts**

1. “I'm concerned that there will be more growth of business that will put further stress on local/residential streets.”
2. “I'm not in favor of more intensive development such as the Microsoft buildings. Consideration should be given to overall traffic flow, keeping in mind this is both an interchange area and a residential area ”
3. “Don't change zoning. Don't want a bunch of skyscrapers or large commercial buildings that will increase traffic, overwhelm this neighborhood setting.”





***Explore redevelopment potential adjacent to Eastgate Park & Ride and Bellevue College. Explore opportunity for future HCT stations to serve development.***





# ***Sustainability & Smart Growth: Discussion of Issues & Opportunities***

***“Work to improve the performance of state facilities in the area – I-90 and its access points—which today create major issues for the City’s land use and arterial system.”***

**For Future CAC Consideration:**

- What improvements should the City of Bellevue advocate with WSDOT for the I-90 mainline?
- What are the impacts and benefits of potential ST high capacity transit extensions along the I-90 corridor?



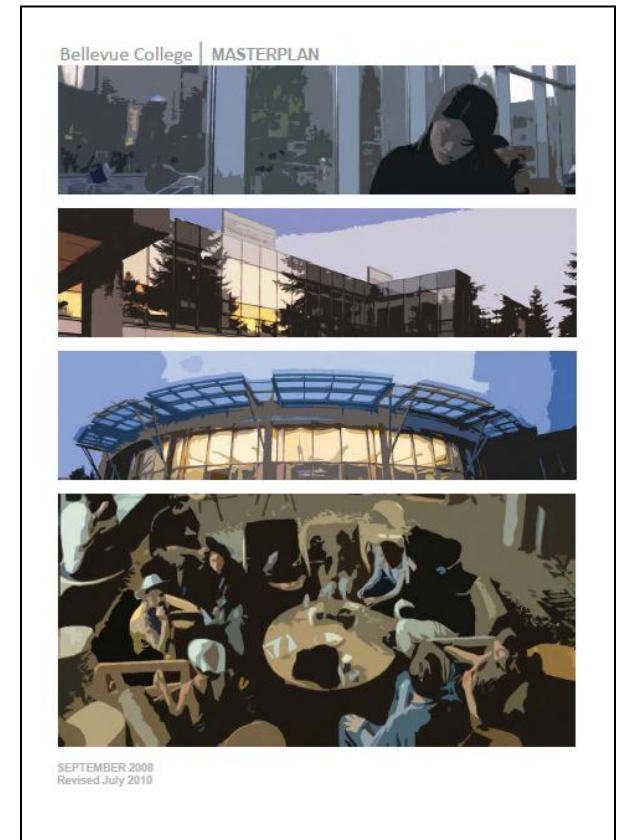
# *Slides from Carol Hunter (WSDOT)*



***“Improve linkages with Bellevue College, which may include land use and transportation strategies, as well as a variety of partnerships that benefit both the College and the City as a whole.”***

**For Future CAC Consideration:**

- How should the City of Bellevue support efforts at Bellevue College (e.g., campus parking and transportation demand management) to encourage staff and students to use alternatives to the single occupant vehicle?
- How can the area best take advantage of its proximity to Bellevue College as it redevelops in the future?
- What partnership opportunities may benefit Bellevue College and the City?





***Slides from Cynthia Welti  
(MTS Greenway Trust)***



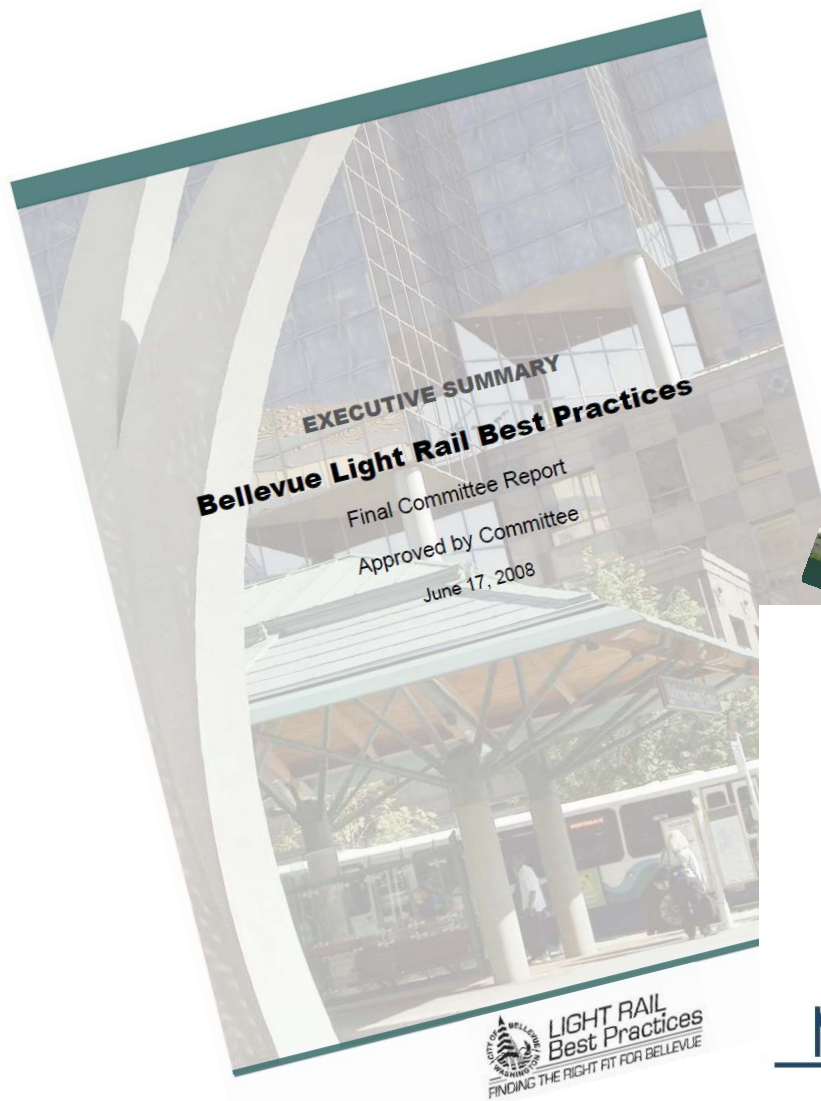
**Eastgate/I-90**  
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**Mountains to Sound  
Greenway**

- 1. Project timeframe, expected outcomes & CAC products**
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## ***Timeframe, CAC Product***



## Meydenbauer Bay

PARK AND LAND USE PLAN

EDAW | AECOM  
December 2009  
DRAFT



## Eastgate/I-90

Land Use & Transportation Project

# Timeframe & Product



- **2030 planning horizon**
- **Plan will be realized over time; some aspects sooner, some later**
- **Master plan/conceptual level, not detailed level**
- **Develop the desired outcome, leave implementation to later**
- **Yet, be informed enough so that this is not an academic exercise**
- **Develop a foundation for future steps**
- **Of the 3 examples, Bel-Red probably comes closest**





# ***Transit Oriented Development Projects***

# TOD Ideal Features

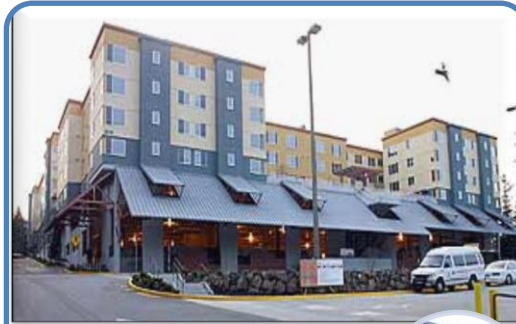
1. Transit-Oriented Development
2. A vibrant mix of uses including:
  - Residential
  - Retail
  - Office
  - Commercial
3. Uses supported by good non-SOV transportation facilities & services
4. Thoughtfully designed community spaces;
5. Exciting, pedestrian friendly areas for live, work, and play.







Renton



Overlake



Redmond



Northgate



Kent



- Offers 17 bus routes
- 90 Apartment Homes  
(affordable to mix of income)
- 3,450 sq. ft. of street front commercial space
- 2 level parking garage for 150 metro park-n-ride and residential users
- The developer supplies one free bus pass for every unit



- 2 levels of shared covered parking
- 536 stalls
- 308 affordable apartment units
- 2400 sq ft child care for residents and Park-and-Ride users.
- Offers 9 bus routes with subsidized bus passes provided





- **322 residential units**
- **4.8-acre Metro Transit park-and-ride lot**
- **386 park-and-ride stalls**
- **12 Bike lockers**
- **Custom architectural passenger shelters**



- 109 condos
- 278 apartments
- 14-screen cinema
- 50,000 sq ft of retail space
- 143-units of senior housing
- 880 subterranean parking stalls (350 stalls are shared as Metro Park & Ride)



- Commuter rail station and bus transit
- Extension of downtown Kent
- 871 stall garage plus two additional parking lots
- Passenger drop off areas and a platform for waiting and boarding passengers
- Pedestrian bridge over the tracks
- Bicycle lockers

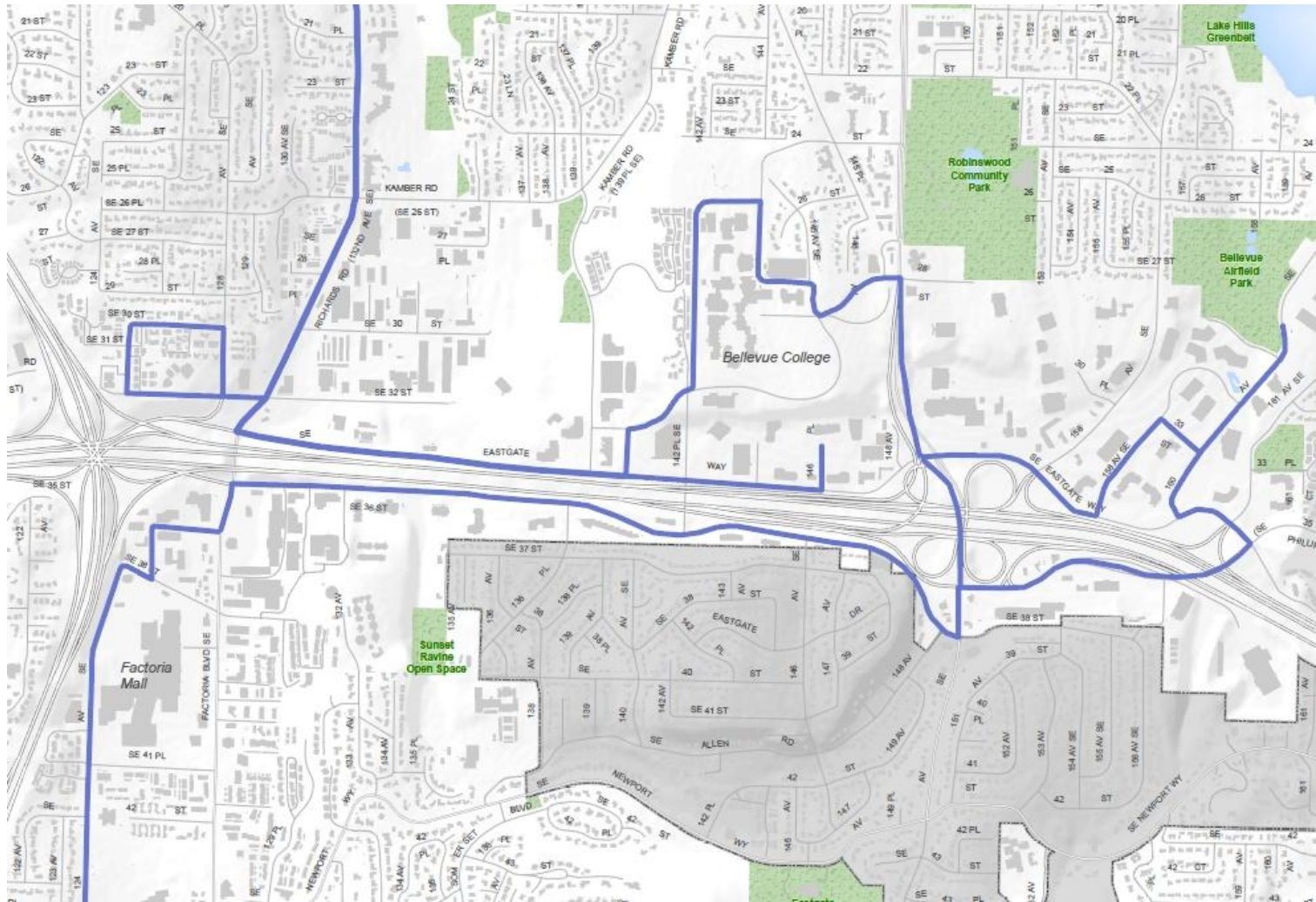






- *Bus Tour*
- *Visual Assessment*

**Saturday 1/15/11 from 9:30 AM to Noon**



**Eastgate/I-90**  
Land Use & Transportation Project

**Tour Itinerary**





The coach will arrive at 9:30 AM on Saturday 1/15/11 in the City Hall driveway across from Meydenbauer Center (downstairs from visitor parking)



**Eastgate/I-90**  
Land Use & Transportation Project

**Tour Rendezvous**

- ✓ Jay Hamlin, Co-Chair
- ✓ Francois Larrivee, Co-Chair
- Carrie Courter Blanton
- Lindy Bruce
- Tom Bohman
- Dave Elliott
- Jeffery Hummer
- Mark Ludtka
- Tom Perea
- ✓ Rob Pucher
- Rachel Solemsaas
- ✓ Jim Stanton
- John Stokes
- David Vranizan
- Cynthia Welti



Please look at the photos and indicate whether the design and visual appearance of each example is appropriate for the Eastgate/I-90 corridor.



35. Parking Example 4  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



36. Landscape Example 6  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



Mixed-Use Example 5  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



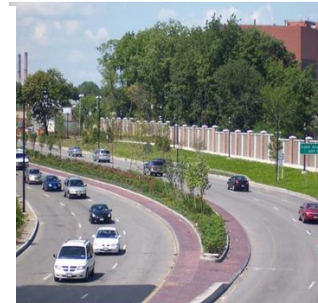
57. Boulevard Example 1  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



14. Retail Example 4  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



47. Bike Lanes Example 4  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



reeway Treatment Example 6  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



52. Sidewalk Example 3  
☐ Appropriate  
☐ Neutral  
☐ Inappropriate



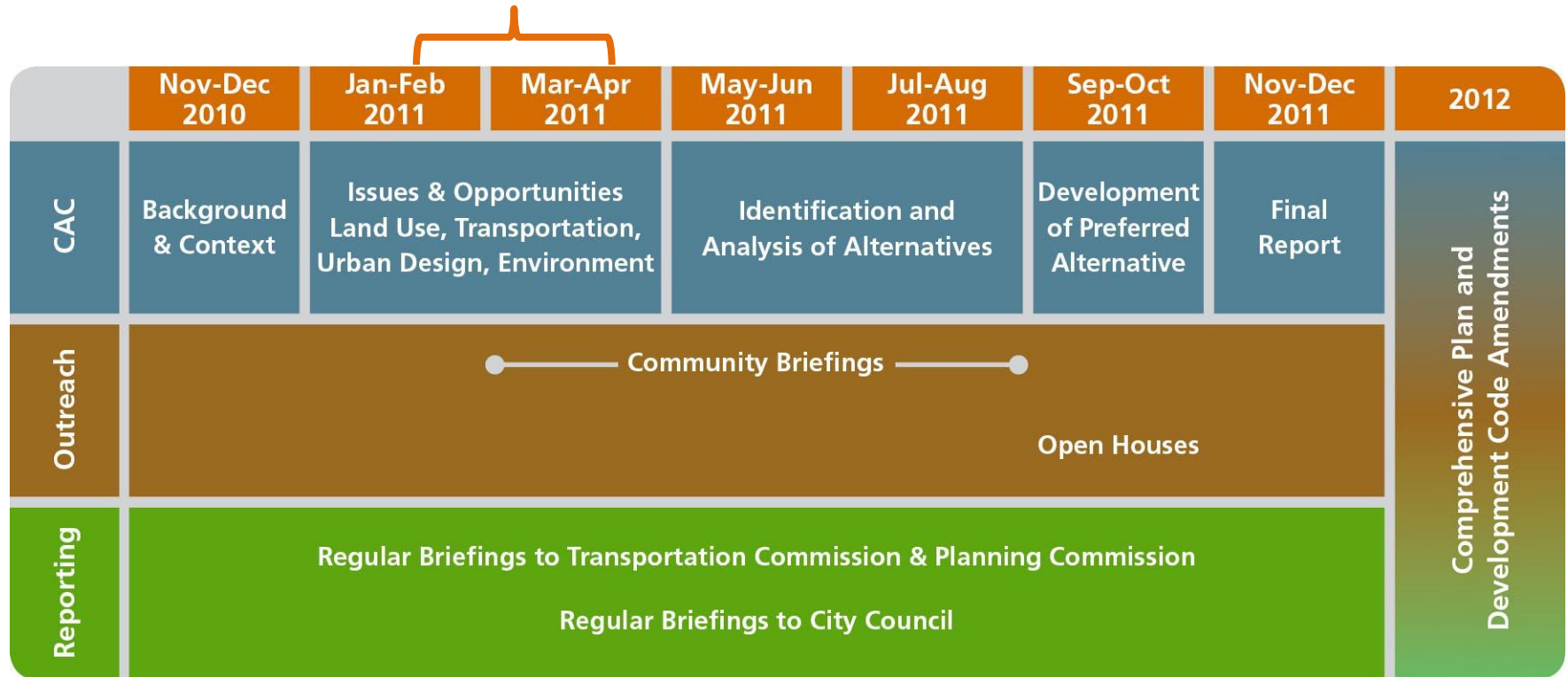


***Feb - Apr 2011: Land Use & Urban Design opportunities & options***

***Environmental considerations***

***Transportation tools***

***Early potential alternatives***



[www.bellevuewa.gov/eastgate-corridor.htm](http://www.bellevuewa.gov/eastgate-corridor.htm)



**Project Managers:**

**Michael Bergstrom**

Planning & Community Development Department

[mbergstrom@bellevuewa.gov](mailto:mbergstrom@bellevuewa.gov)

**425-452-6866**

**Franz Loewenherz**

Transportation Department

[floewenherz@bellevuewa.gov](mailto:floewenherz@bellevuewa.gov)

**425-452-4077**



**Eastgate/I-90**  
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**Additional Information**